

LEGEND

EXISTING	PROPOSED
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County	COLLIN
Project Name	VIRGINIA HEIGHTS
Zoning District	PD ORD# 2001-02-024-"R1"
Proposed use	RETAIL/RESTAURANT
Site Area:	2.475 ACRES 107,789 SQ FT
Building Area	20,110 S.F. (TOTAL)
Building Height:	30' MAX - 1 STORY
Lot Coverage:	20,110 S.F. / 107,789 S.F. = 18.7%
Floor Area Ratio:	20,110/107,789 S.F. = 0.18:7
Parking Required:	RETAIL 1/200 SF = 13,510 SF/200 = 68 SPACES REST/PATIO 1/150 SF = 6,600 SF/150 = 44 SPACES TOTAL REQ = 112 SPACES
Parking Provided:	Regular = 107 SPACES Handicap = 5 SPACES Total = 112 SPACES
Impervious Area:	89,743 SF OR 89,743/107,789 = 83.3%
Pervious Area:	18,046 SF OR 18,046/107,789 = 16.7%

- NOTES:
- EXISTING TOPOGRAPHY BASED ON SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC., DATED 07/16/2018.
 - HVAC EQUIPMENT WILL BE ROOF MOUNTED AND SCREENED.

- CITY SITE PLAN NOTES
- SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
 - MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
 - LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

DEVELOPER
 SK COIT
 CATHI SCALISE
 10637 PARK PRESTON
 DALLAS, TEXAS 75230
 214-505-1066

ENGINEER/APPLICANT
 VASQUEZ ENGINEERING, LLC
 JUAN J. VASQUEZ, P.E.
 1919 S. SHILOH ROAD
 SUITE 440, LB 44
 GARLAND, TEXAS 75042
 972-278-2948 TELE
 972-271-1383 FAX

SPECIFIC USE PERMIT
 VIRGINIA HEIGHTS
 2.475 ACRES
 CITY OF MCKINNEY,
 NOVEMBER 19, 2018

APP.	
DATE	
NO.	

VASQUEZ ENGINEERING L.L.C.
 1919 S. Shiloh Road
 Suite 440, LB 44
 Garland, Texas 75042
 Ph: 972-278-2948
 TX Registration # F-12266

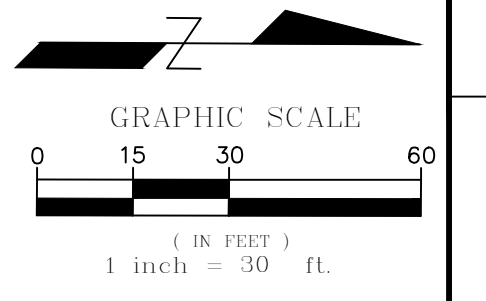
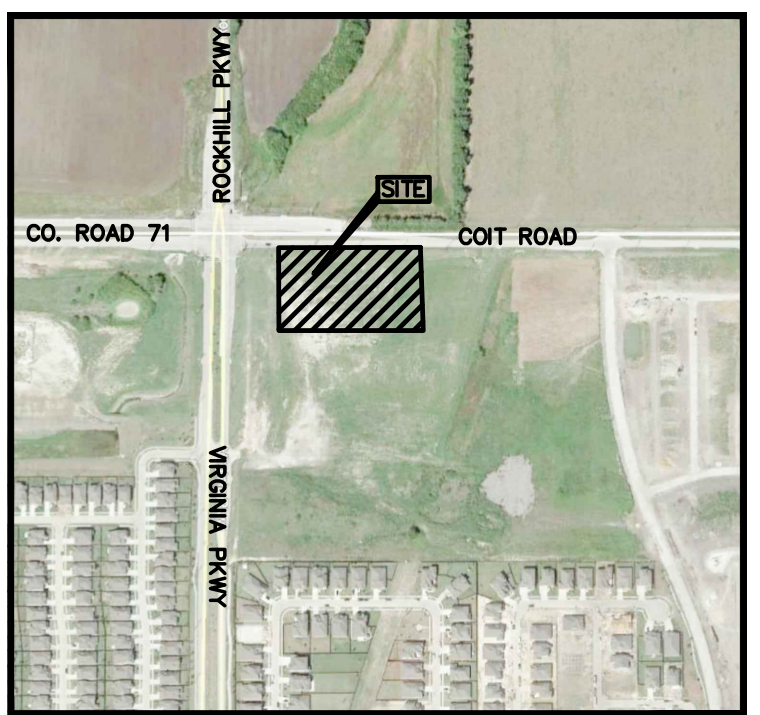
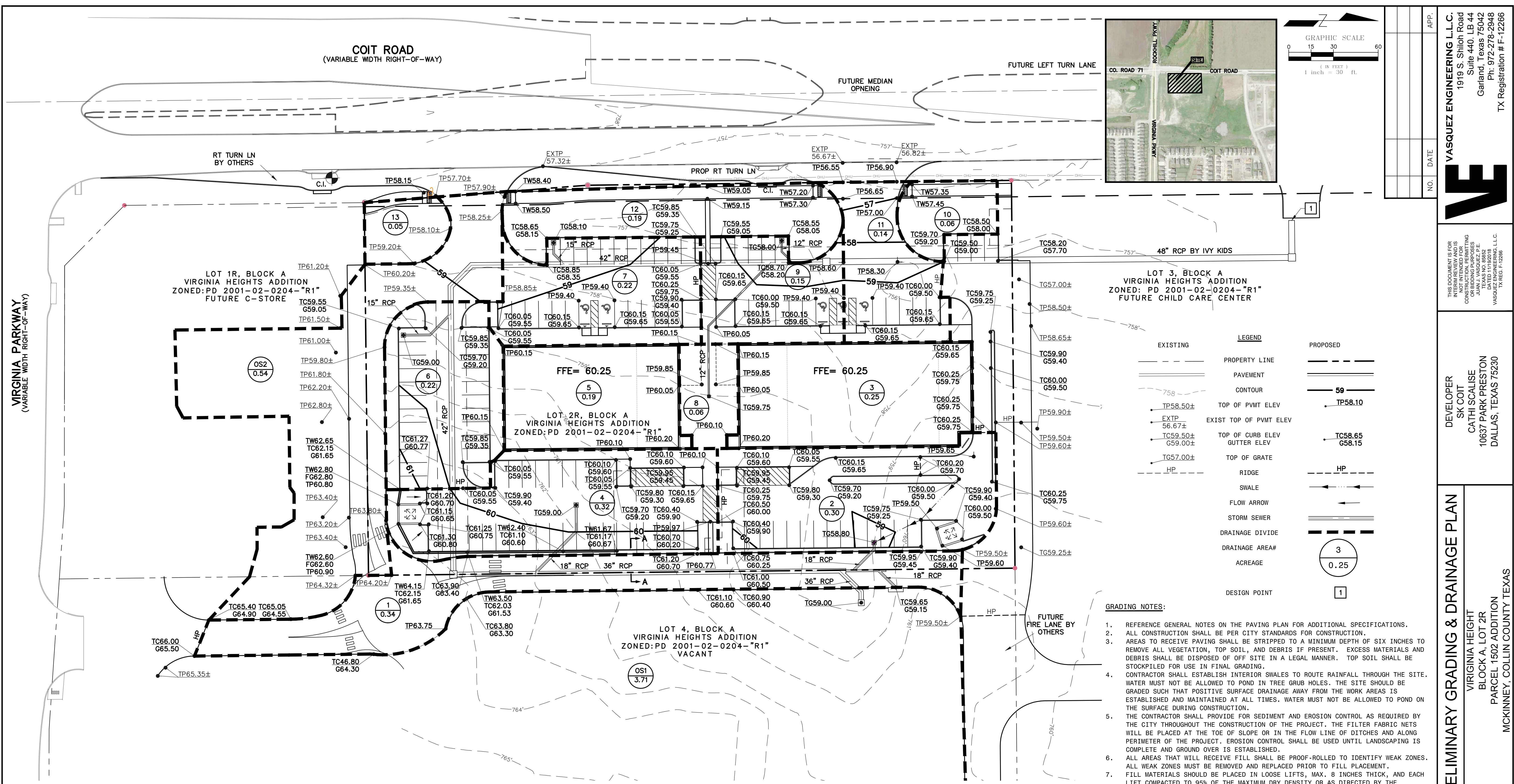
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 10637 PARK PRESTON
 DALLAS, TEXAS 75230

SPECIFIC USE PERMIT
 VIRGINIA HEIGHTS
 BLOCK A, LOT 2R
 PARCEL 1502 ADDITION
 MCKINNEY, COLLIN COUNTY TEXAS

Scale: 1" = 40'
 Designed by: JJV
 Drawn by: JJV
 Checked by: JJV
 625-04.dwg\COSUP-SPECIFIC USER PERMIT
 11/19/2018

SHEET
SUP



APP. DATE NO. DATE

VASQUEZ ENGINEERING L.L.C.
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 Ph: 972-278-2948
 TX Registration # F-12266

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DEVELOPER
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 CATHI SCALISE
 10637 PARK PRESTON
 DALLAS, TEXAS 75230

PRELIMINARY GRADING & DRAINAGE PLAN
 VIRGINIA HEIGHTS
 BLOCK A, LOT 2R
 PARCEL 1502 ADDITION
 MCKINNEY, COLLIN COUNTY TEXAS

EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	PAVEMENT	---
---	CONTOUR	59
TP58.50±	TOP OF PVMT ELEV	TP58.10
EXTP 56.67±	EXIST TOP OF PVMT ELEV	
TC59.50±	TOP OF CURB ELEV	TC58.65
TC59.00±	GUTTER ELEV	G58.15
TC57.00±	TOP OF GRATE	
HP	RIDGE	HP
---	SWALE	---
---	FLOW ARROW	---
---	STORM SEWER	---
---	DRAINAGE DIVIDE	---
---	DRAINAGE AREA#	3
---	ACREAGE	0.25
---	DESIGN POINT	1

- GRADING NOTES:**
- REFERENCE GENERAL NOTES ON THE PAVING PLAN FOR ADDITIONAL SPECIFICATIONS.
 - ALL CONSTRUCTION SHALL BE PER CITY STANDARDS FOR CONSTRUCTION.
 - AREAS TO RECEIVE PAVING SHALL BE STRIPPED TO A MINIMUM DEPTH OF SIX INCHES TO REMOVE ALL VEGETATION, TOP SOIL, AND DEBRIS IF PRESENT. EXCESS MATERIALS AND DEBRIS SHALL BE DISPOSED OF OFF SITE IN A LEGAL MANNER. TOP SOIL SHALL BE STOCKPILED FOR USE IN FINAL GRADING.
 - CONTRACTOR SHALL ESTABLISH INTERIOR SWALES TO ROUTE RAINFALL THROUGH THE SITE. WATER MUST NOT BE ALLOWED TO POND IN TREE GRUB HOLES. THE SITE SHOULD BE GRADED SUCH THAT POSITIVE SURFACE DRAINAGE AWAY FROM THE WORK AREAS IS ESTABLISHED AND MAINTAINED AT ALL TIMES. WATER MUST NOT BE ALLOWED TO POND ON THE SURFACE DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL PROVIDE FOR SEDIMENT AND EROSION CONTROL AS REQUIRED BY THE CITY THROUGHOUT THE CONSTRUCTION OF THE PROJECT. THE FILTER FABRIC NETS WILL BE PLACED AT THE TOE OF SLOPE OR IN THE FLOW LINE OF DITCHES AND ALONG PERIMETER OF THE PROJECT. EROSION CONTROL SHALL BE USED UNTIL LANDSCAPING IS COMPLETE AND GROUND COVER IS ESTABLISHED.
 - ALL AREAS THAT WILL RECEIVE FILL SHALL BE PROOF-ROLLED TO IDENTIFY WEAK ZONES. ALL WEAK ZONES MUST BE REMOVED AND REPLACED PRIOR TO FILL PLACEMENT.
 - FILL MATERIALS SHOULD BE PLACED IN LOOSE LIFTS, MAX. 8 INCHES THICK, AND EACH LIFT COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. EACH LIFT SHOULD BE INSPECTED AND APPROVED BY A QUALIFIED ENGINEERING TECHNICIAN, SUPERVISED BY A GEOTECHNICAL ENGINEER BEFORE ANOTHER LIFT IS ADDED.
 - TESTING IS REQUIRED, AND SHALL BE PERFORMED BY A LABORATORY APPROVED BY THE OWNER AND PAID FOR BY THE OWNER.
 - IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC., MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF FINAL GRADING OR PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING THE CONSTRUCTION OF PAVING FOR THIS PROJECT.
 - MATCH EXISTING GRADES AT COMMON PROPERTY LINES.

DRAINAGE AREA	AREA (Acres)	K10	K100	C	K100	Tc (Min)	I10 (in/hr)	Q10 (cfs)	I100 (in/hr)	Q100 (cfs)	COMMENT
1	0.34	1.00	1.15	0.85	1.15	10	6.54	1.9	9.20	3.1	TO CURB INLET
2	0.30	1.00	1.15	0.85	1.15	10	6.54	1.7	9.20	2.7	TO GRATE INLET
3	0.25	1.00	1.15	0.85	1.15	10	6.54	1.4	9.20	2.2	TO ROOF DRAINS
4	0.32	1.00	1.15	0.85	1.15	10	6.54	1.8	9.20	2.9	TO GRATE INLET
5	0.19	1.00	1.15	0.85	1.15	10	6.54	1.1	9.20	1.7	TO ROOF DRAINS
6	0.22	1.00	1.15	0.85	1.15	10	6.54	1.2	9.20	2.0	TO GRATE INLET
7	0.22	1.00	1.15	0.85	1.15	10	6.54	1.2	9.20	2.0	TO GRATE INLET
8	0.06	1.00	1.15	0.85	1.15	10	6.54	0.3	9.20	0.5	TO GRATE INLET
9	0.15	1.00	1.15	0.85	1.15	10	6.54	0.8	9.20	1.3	TO GRATE INLET
10	0.06	1.00	1.15	0.85	1.15	10	6.54	0.3	9.20	0.5	TO COIT ROAD CURB INLET
11	0.14	1.00	1.15	0.85	1.15	10	6.54	0.8	9.20	1.3	TO COIT ROAD CURB INLET
12	0.19	1.00	1.15	0.85	1.15	10	6.54	1.1	9.20	1.7	TO COIT ROAD CURB INLET
13	0.05	1.00	1.15	0.85	1.15	10	6.54	0.3	9.20	0.4	TO COIT ROAD CURB INLET
OS1	3.71	1.00	1.15	0.85	1.15	10	6.54	20.6	9.20	33.4	TO WYE INLET
OS2	0.54	1.00	1.15	0.85	1.15	10	6.54	3.0	9.20	4.9	TO COIT ROAD

- NOTES**
- TOPOGRAPHIC SURVEY PREPARED BY PEISER & MANKIN SURVEYING DATED 07/16/2018.
 - SEE SHEET P2 FOR PRELIMINARY UTILITY PLAN.
- DESIGN POINT 1**
- Q ALLOWABLE = 85.13 CFS PER RECORD DRAWINGS FOR COIT ROAD-PHASE 2 D.R. HORTON BY PETSCH & ASSOCIATES, INC., DATED 02/16/16
 - PROPOSED Q FOR IVY KIDS EARLY LEARNING CENTER AT MCKINNEY = 32.70 CFS PER CONSTRUCTION DRAWINGS BY MISSION ENGINEERING, INC., DATED 10/25/18
 - PROPOSED Q FOR THIS DEVELOPMENT = 51.80 CFS
 - TOTAL Q TO EXISTING STUBOUT PROVIDED BY COIT ROAD-PHASE 2 DEVELOPMENT = 2 + 3 = 32.70 CFS + 51.80 CFS = 84.50 CFS < 85.13 CFS => SUFFICIENT CAPACITY IN EXISTING DRAINAGE SYSTEM

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SPECIFIC USE PERMIT
VIRGINIA HEIGHTS
2.475 ACRES
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS
NOVEMBER 19, 2018

Scale: 1" = 30'
 Designed by: JUV
 Drawn by: JUV
 Checked by: JUV
 625-04-04-VI-GRADING & DRAINAGE
 11/19/2018

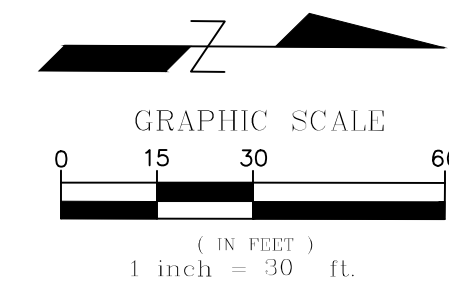
SHEET
P1

CITY OF FRISCO

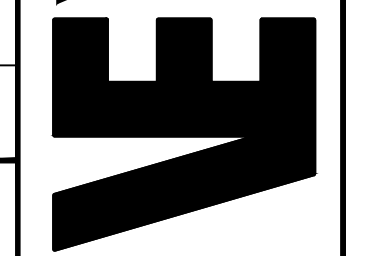
NATURAL GAS DISTRIBUTION SYSTEM
EASEMENT AND RIGHT-OF-WAY
(EXHIBIT "A" 10-FOOT GAS LINE
EASEMENT)
CC#20091019001281620

COIT ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

PROP TAP BY 7-11
11.0' (AT THIS POINT)
RIGHT-OF-WAY DEDICATION
0.172 ACRES (7,501 SQ FT.)



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DATE: 11/19/2018
TEXAS REG. NO. 88642
VASQUEZ ENGINEERING L.L.C.
DALLAS, TX REG. F. 12266

DEVELOPER
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DALLAS, TEXAS 75230

PRELIMINARY UTILITY PLAN
VIRGINIA HEIGHTS
BLOCK A, LOT 2R
PARCEL 1502 ADDITION
MCKINNEY, COLLIN COUNTY TEXAS

Scale: 1" = 30'
Designed by: JJV
Drawn by: JJV
Checked by: JJV
625-04.vwg/P2-PRELIMINARY UTILITY
11/19/2018

SHEET
P2

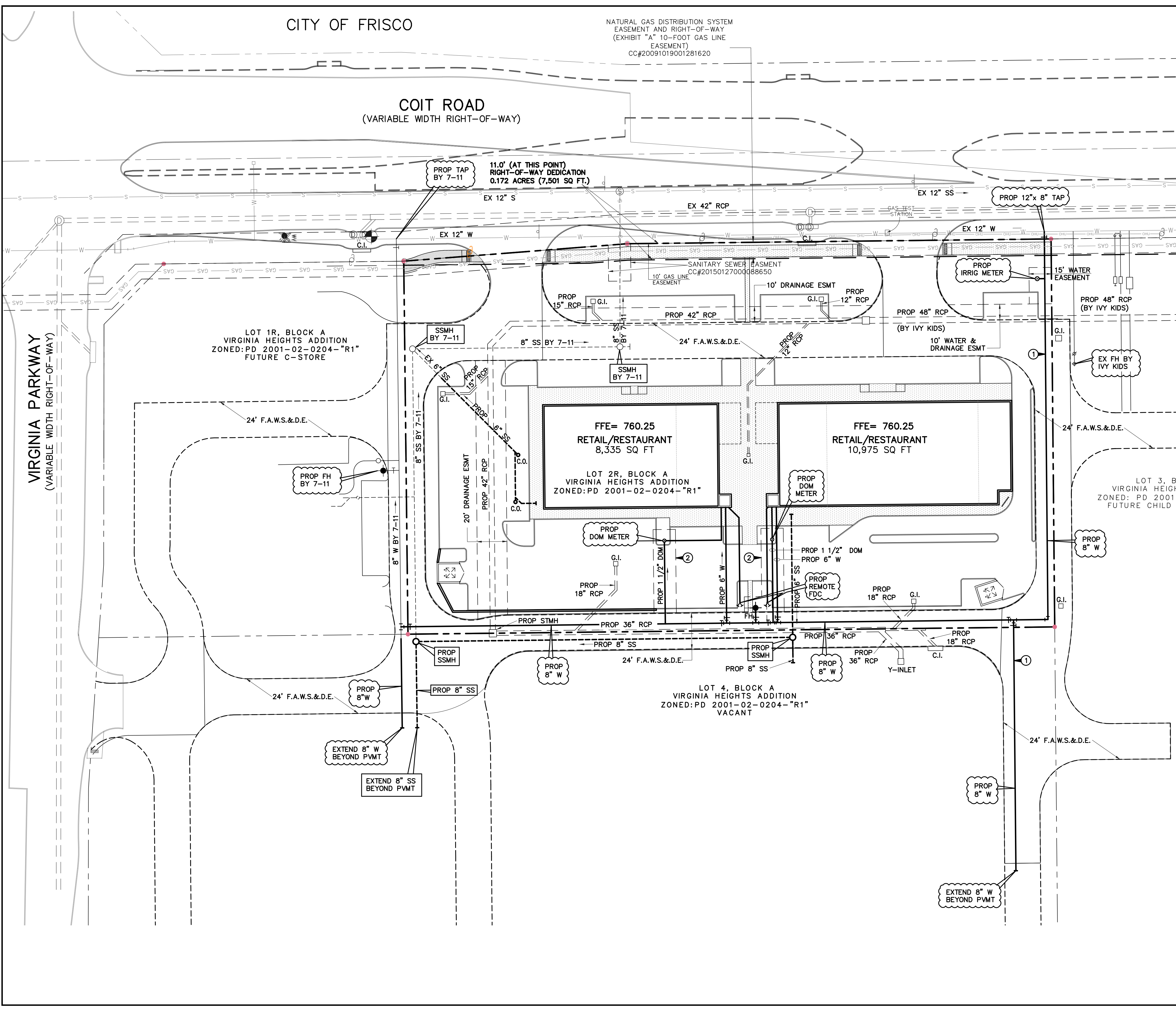
EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	PAVEMENT	---
W	WATER LINE	8" W
S	SAN. SEW. LINE	8" SS
OHU	OVERHEAD ELECTRIC	---
GAS	GAS	---
---	STORM	---
⊙	FIRE HYDRANT	+
⊙	SAN. SEW. MANHOLE	○
⊙	WATER VALVE	⊥
---	F.A.W.S.&D.E.	---
	FIRELANE, ACCESS, WATER, SEWER, & DRAINAGE EASEMENT	

- NOTES**
- TOPOGRAPHIC SURVEY PREPARED BY PEISER & MANKIN SURVEYING DATED 07/16/2018
 - SEE SHEET P1 FOR PRELIMINARY GRADING & DRAINAGE DESIGN.
- UTILITY NOTES:**
- 8" & 6" WATER PIPE WILL BE C900 PVC WATER PIPE.
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL COORDINATE ALL CONNECTIONS TO PUBLIC MAINS WITH THE CITY.
 - ALL TRENCHING SHALL BE IN ACCORDANCE WITH LATEST OSHA STANDARDS AND SPECIFICATIONS.
 - BUILDING FIRE MAIN, FIRE RISER AND FIRE DEPARTMENT CONNECTION SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR IN THE STATE OF TEXAS.
 - CONTRACTOR SHALL CALL FOR UTILITY LOCATES AT LEAST 48 HRS PRIOR TO BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL ADJUST ALL UTILITY APPURTENANCES TO FINAL GRADE.
 - WATER AND SEWER CROSSINGS SHALL BE PER THE LATEST TCEQ REQUIREMENTS.
 - REFERENCE MEP PLANS FOR EXACT BUILDING ENTRY POINTS FOR UTILITY SERVICES.
 - CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UTILITY CONFLICTS AS SOON AS POSSIBLE.
 - CONTRACTOR SHALL COORDINATE ALL INSPECTIONS AND TESTING WITH THE CITY.
 - PRIVATE UTILITIES REQUIRE A SEPARATE PERMIT ISSUED BY THE BUILDING DEPARTMENT.
- FDC NOTES:**
- SHALL BE PROTECTED BY BOLLARDS.
 - SHALL BE LOCATED A MINIMUM OF 3 FT. FROM THE FACE TO ANY LANDSCAPING AND PROVIDED A CLEAR PATHWAY TO THE FIRE LANE AND ADJACENT FIRE HYDRANT. PARKING, SCREENING, AND LANDSCAPING ARE CONSIDERED OBSTRUCTIONS.
 - SHALL BE LOCATED 7 FT. FROM THE CENTER OF THE FIRE HYDRANT, AND ADJACENT TO.

- WATER NOTE SCHEDULE:**
- ① 8" WATER TO BE INSTALLED BY IVY KIDS
 - ② 15' WATER EASEMENT

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LOT 1R, BLOCK A
VIRGINIA HEIGHTS ADDITION
ZONED: PD 2001-02-0204-"R1"
FUTURE C-STORE

FFE= 760.25
RETAIL/RESTAURANT
8,335 SQ FT

FFE= 760.25
RETAIL/RESTAURANT
10,975 SQ FT

LOT 2R, BLOCK A
VIRGINIA HEIGHTS ADDITION
ZONED: PD 2001-02-0204-"R1"

LOT 3, BLOCK A
VIRGINIA HEIGHTS ADDITION
ZONED: PD 2001-02-0204-"R1"
FUTURE CHILD CARE CENTER

LOT 4, BLOCK A
VIRGINIA HEIGHTS ADDITION
ZONED: PD 2001-02-0204-"R1"
VACANT

VIRGINIA PARKWAY
(VARIABLE WIDTH RIGHT-OF-WAY)